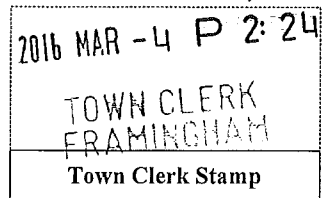


Framingham Planning Board

Memorial Building • Room B-37 • 150 Concord Street
Framingham, MA 01702-8373
(508) 532-5450 • planning.board@framinghamma.gov



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PLANNING BOARD MEMBERS

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STEPHANIE MERCANDETTI, VICE CHAIR
LEWIS COLTEN, CLERK
THOMAS F. MAHONEY
VICTOR A. ORTIZ

PLANNING BOARD STAFF:

AMANDA L. LOOMIS, PLANNING BOARD ADMINISTRATOR
STEPHANIE D. MARRAZZO, CLERICAL ASSISTANT

**Planning Board Meeting Minutes
Monday, February 22, 2016
FINAL**

Planning Board members present on February 22, 2016: Christine Long, Chair, Stephanie Mercandetti, Vice-chair, Thomas Mahoney, and Victor Ortiz. Also present were Amanda Loomis, Planning Board Administrator, and Stephanie Marrazzo, Clerical Assistant.

The Planning Board meeting was held in Ablondi Room of the Memorial Building. Christine Long, Chair, called the Planning Board meeting to order at 7:00 p.m. on February 22, 2016 and read the agenda into the record.

- I. 7:00 PM Public Hearing to consider the application of Capital Group Properties to modify the following previously approved Planning Board Decisions for the property located at 29 Pleasant Street: Special Permit for Common Driveway filed with the Town Clerk on July 10, 2015, Special Permit for Land Disturbance filed with the Town Clerk on October 3, 2014, and Public Way Access Permit filed with the Town Clerk on November 7, 2014.**

Present for Applicant was Jim Harritty, Intergral Builders, Inc.

Christine Long, Chair, requested that Ms. Loomis provide a brief overview of the proposed modifications. Ms. Loomis briefly presented the requested modifications to the previously approved decisions and further presented the draft decision. The Planning Board briefly discussed the draft decision and the covenant.

Ms. Long asked for Planning Board comments and there were none.

Stephanie Mercandetti moved to grant a modification to Condition Number 21 of the approved Special Permit for a Common Driveway, dated July 9, 2015 to allow the Applicant, Capital Group Properties to construct a 20' wide common driveway from Pleasant Street for a distance of 125' onto Lot 2 (as indicated on the Plans) and the removal the residential sprinkler systems from 19 Pleasant Street (Lot 1) and 21 Pleasant Street (Lot 2). Such modification shall still require the installation of a residential sprinkler in 25 Pleasant Street (Lot 3). Thomas Mahoney seconded the motion. The Planning Board voted in favor of the motion 4-0-0. MOTION PASSED.

Stephanie Mercandetti moved to grant a modification to Condition Number 21 of the approved Special Permit for a Land Disturbance, dated October 2, 2014 to allow the Applicant, Capital Group Properties to construct a 20' wide common driveway from Pleasant Street for a distance of 125' onto Lot 2 (as indicated on the Plans) and the removal the residential sprinkler systems from 19 Pleasant Street (Lot 1) and 21 Pleasant Street (Lot 2). Such modification shall still require the installation of a

residential sprinkler in 25 Pleasant Street (Lot 3). Thomas Mahoney seconded the motion. The Planning Board voted in favor of the motion 4-0-0. MOTION PASSED.

Stephanie Mercandetti moved to grant a modification to Condition Number 18 of the approved Special Permit for a Public Way Access Permit, dated November 6, 2014, to allow the Applicant, Capital Group Properties to construct a 20' wide common driveway from Pleasant Street for a distance of 125' onto Lot 2 (as indicated on the Plans) and the removal the residential sprinkler systems from 19 Pleasant Street (Lot 1) and 21 Pleasant Street (Lot 2). Such modification shall still require the installation of a residential sprinkler in 25 Pleasant Street (Lot 3). Thomas Mahoney seconded the motion. The Planning Board voted in favor of the motion 4-0-0. MOTION PASSED.

- II. 7:00 PM Public Hearing to consider the applications of BRE DDR Shopper's World, LLC for a Special Permit for Restaurant Use, Special Permit for Indoor Amusement Use, Special Permit for Land Disturbance, a modification to a previously approved Decision For a Special Permit with Site Plan Review Approval dated January 10, 1994, a modification to a previously approved Decision For a Special Permit with Site Plan Review Approval and Special Permit for Off Street Parking Plan Approval dated August 2, 1994, and a modification to a Sign Approval in conjunction with a Special Permit Site Plan Application dated August 10, 1994 to construct an approximately 21,000 square foot bowling facility and a 9,500 square foot restaurant at 19 Flutie Pass.**

Present for the Applicant was Attorney James D. Hanrahan, Bowditch & Dewey, LLP and Jeff Martin, BRE DDR Shoppers World.

Attorney Hanrahan gave a brief overview of the changes to the architectural renderings since the last public hearing.

Christine Long, Chair, requested that Ms. Loomis provide a brief status update regarding the Project. Ms. Loomis provided a brief update regarding the revised architectural renderings, proposed pathway, and further presented the draft decision.

The Planning Board and the applicant briefly discussed the construction material for the proposed pathway. The Planning Board determined that the proposed pathway should be constructed of a concrete material.

The Planning Board reviewed and discussed the draft decision for the Project.

Ms. Long asked for public comment:

- A member of the public requested clarification regarding the sign regulations and expressed concern regarding specific Shopper World Sign Requirements.

Thomas Mahoney moved that the Planning Board grant the waiver from Section V.F.d.2.g. and h. of the Framingham Zoning By-Law for the project located at 19 Flutie Pass. Stephanie Mercandetti seconded the motion. The Planning Board voted in favor of the motion 4-0-0. MOTION PASSED.

Thomas Mahoney moved that the Planning Board grant approval for a modification to the Homart Development Co. Decision for a Special Permit with Site Plan Review Approval, Special Permit with Off-street Parking Plan Approval and Special Permit for Reduction in the Required Number of Parking Spaces, dated August 2, 1994, to allow the Applicant, BRE DDR Shopper's World, LLC to separate the 19 Flutie Pass property from the General Cinema (AMC) theaters as requested in the documentation submitted to the Planning Board during the public hearing process. Stephanie Mercandetti seconded the motion. The Planning Board voted in favor of the motion 4-0-0. MOTION PASSED.

Thomas Mahoney moved that the Planning Board grant approval for a modification to the Homart Development Co. Decision for a Special Permit with Site Plan Review Approval and Off-Street Parking Plan Approval and a Special Permit for Reduction in the Required Number of Parking Spaces, dated January 10, 1994, to allow the Applicant, BRE DDR Shopper's World, LLC to include the 19 Flutie Pass property as part of Shoppers World as requested in the documentation submitted to the Planning Board during the public hearing process. Stephanie Mercandetti seconded the motion. The Planning Board voted in favor of the motion 4-0-0. MOTION PASSED.

Thomas Mahoney moved the Planning Board grant approval for a modification to the previously approved Decision for Homart Development Co. for Sign Review Approval in Conjunction with a Special Permit Site Plan Application, dated August 10, 1994, to allow the Applicant, BRE DDR Shopper's World, LLC to completely revise the existing sign requirements and to further require that proposed signs of all tenants of Shoppers World be subject to comply with the revised Shoppers World Sign Package relocated within the Planning Board Rules & Regulations, which shall supersede any former Sign regulations pertaining to all structures located within Shoppers World. Stephanie Mercandetti seconded the motion. The Planning Board voted in favor of the motion 4-0-0. MOTION PASSED.

Thomas Mahoney moved that the Planning Board grant approval for Special Permits for Uses in the Business (B) (Section II.A.2.e.) and Light Manufacturing (M-1) (Section II.A.5.a.) Zoning Districts, which include a Restaurant use (Section II.B.5.J.) and Indoor Amusement Use (Section II.B.3.K.) and a Special Permit for Land Disturbance (Section V.F.), to allow the Applicant, BRE DDR Shopper's World, LLC to construct an approximately 21,000 sf bowling facility and a 9,500 sf restaurant, with associated site improvements at the property located at 19 Flutie Pass, as shown on the site plans dated August 5, 2015, revised through January 26, 2016. Stephanie Mercandetti seconded the motion. The Planning Board voted in favor of the motion 4-0-0. MOTION PASSED.

Thomas Mahoney moved that the Planning Board grant approval for major site plan review, to allow the Applicant, BRE DDR Shopper's World, LLC to construct an approximately 21,000 sf bowling facility and a 9,500 sf restaurant, with associated site improvements at the property located at 19 Flutie Pass, as shown on the site plans dated August 5, 2015, revised through January 26, 2016. Stephanie Mercandetti seconded the motion. The Planning Board voted in favor of the motion 4-0-0. MOTION PASSED.

- III. 7:00 PM Public Hearing to consider the application of Wayside/Realty Inn, LLC for the Planning Board to review a Transfer of Development Rights (TDR) Yield Plan to determine the allowable Development Rights that may be transferred to a Receiving Parcel. The property is located at 0 Wayside Inn Road and 0 Dartmouth Drive – application withdrawn by applicant

IV. Any Other Business

- Shoppers World Sign Review – 1 Worcester Road (Vision Works)
Ms. Loomis briefly presented the proposed sign application for Vision Works.

Christine Long, Chair, asked for Planning Board member comments:

The Planning Board discussed the proposed Vision Works sign package to determine its compliance with the existing and proposed Shoppers World Sign Regulations.

Thomas Mahoney moved that the Planning Board approve the proposed sign application package for Building V.3 to replace the two Bruegger's Bagels primary wall signs with two Vision Works primary wall signs as shown in the application. Stephanie Mercandetti seconded the motion. The Board voted 4-0-0 for said motion. MOTION PASSED.

V. Approval of Minutes - February 18, 2016

Christine Long, Chair, asked for any revisions to the minutes of February 18, 2016. No comments or amendments were made. Ms. Long stated that the Planning Board meeting minutes of February 18, 2016 are approved as presented.

VI. Administrator's Report

There was no Administrators report.

VII. Member Reports

Ms. Long reminded the Planning Board members about the Executive Session next week at 6:30 p.m. on March 3, 2016.

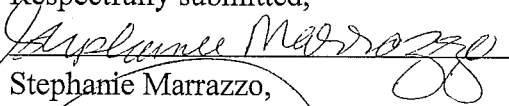
Ms. Long reported that the zoning revisions that were made at the Fall Special Town Meeting had been approved by the Attorney General.

VIII. Adjournment

Thomas Mahoney moved that the Planning Board adjourn. Stephanie Mercandetti seconded the motion. The Planning Board voted in favor to adjourn 4-0-0.

The meeting was adjourned at 7:53 p.m.

Respectfully submitted,


Stephanie Marrazzo,
Clerical Assistant


Christine Long, Chair